



Critical Area Neighborhood Meeting Handout

NEIGHBORHOOD MEETING:

The City has received a request for a development or construction project that contains a critical area and/or its associated buffer, or areas, within its project boundaries and is holding a Neighborhood Meeting to discuss whether this project might impact the critical area. At the meeting, representatives from the City will describe the project and discuss any potential impacts with any interested members of the community. Criteria for a Neighborhood Meeting:

1. Level 2 or Higher Land Use Permit: Master Site Plan (Level 5 Review), Site Development Permit (Level 3 Review), Administrative Adjustments of Standards (Level 2 Review).
2. Critical Areas Studies Required: Yes, see below.

APPLICATION INFORMATION:

<u>Project Name:</u>	Milano Issaquah Apartments
<u>Permit Number(s):</u>	PRJ20-00008, NM22-00004, SDP20-00002, SEP22-00002
<u>Address:</u>	2300 Newport Way NW, Issaquah, WA
<u>Parcel Number(s):</u>	202406-9057
<u>Neighborhood:</u>	Central Issaquah
<u>Staff Contact:</u>	Valerie Porter, Associate Planner Email: valeriep@issaquahwa.gov
<u>Property Owner:</u>	Milano Issaquah Apartments, LLC
<u>Applicant:</u>	Hossein Khorram Milano Issaquah Apartments, LLC 12224 NE 8th St Bellevue, WA 98005
<u>Project Description:</u>	The project is proposing to construct a 7-story 104-unit apartment building on a 1.33-acre site. The site consists of a Class 2 stream with salmonids, Category III wetland, and steep slopes. Primary site access will be gained from Newport Way NW. Project improvements include frontage improvements along Newport Way NW, constructing an internal road within the development, and installing utilities to service the development.

SPECIFIC CRITICAL AREA INFORMATION:

Critical Area(s) on-site and/or off-site whose buffers overlap onto the project site:

- | | |
|--|---|
| <input type="checkbox"/> Critical Aquifer Recharge Area | <input checked="" type="checkbox"/> Geotechnical including: |
| <input type="checkbox"/> Flood Hazard (<i>IMC 18.10.530 & 16.36</i>) | <input checked="" type="checkbox"/> Steep Slopes (<i>IMC 18.10.580</i>) |
| <input checked="" type="checkbox"/> Steams (<i>IMC 18.10.770-795</i>) | <input type="checkbox"/> Mine and Erosion (<i>IMC 18.10.520</i>) |
| <input checked="" type="checkbox"/> Wetlands (<i>IMC 18.10.590-760</i>) | <input type="checkbox"/> Landslide (<i>IMC 18.10.560</i>) |
| <input type="checkbox"/> Shorelines (<i>IMC 18.10.940</i> and see below) | <input type="checkbox"/> Seismic (<i>IMC 18.10.570</i>) |

LINKS TO PROJECT DOCUMENTS:

Project Narrative:

https://activeprojects.issaquahwa.gov/NM22-00004/NM22-00004_1R_Project-Narrative_2022-05-08.pdf

Plan Set:

https://activeprojects.issaquahwa.gov/NM22-00004/NM22-00004_1R_Plan-Set_2022-05-08.pdf

Landscape Plan:

https://activeprojects.issaquahwa.gov/NM22-00004/NM22-00004_1R_Landscape-Plan_2022-05-08.pdf

Critical Area Study & Wetland Mitigation Plan:

https://activeprojects.issaquahwa.gov/NM22-00004/NM22-00004_1R_CAR-Mitigation-Plan_2022-05-08.pdf

CRITICAL AREA STUDY INFORMATION:

Provide a brief description of the on-site critical areas and/or their buffers and the proposal's relationship to and impacts, if any, on the critical area(s):

The project site is approximately 1.33-acre in size and contains a Class 2 stream with salmonids, which has a 100-foot buffer, a Category III wetland with a 75-foot buffer, and steep slopes along Newport Way NW. The stream, named Schneider Creek, is located along the southeast portion of the project site, and flows off-site to the east. The wetland is approximately 1,737 sq. ft. and is located off-site to the east of the project site. In addition to the buffers identified, all critical areas must have an additional 15-foot building set back buffer.

1. Was critical area study/ies reviewed by City consultant(s)?

☒ Yes ☐ No

- Wetland: Currently under review by Watershed Company
- Geotech: Currently under review by Golder Associates, Inc.

2. Does the project propose any adjustments or reductions to alter the Critical Area(s) or associated buffers?

☒ Yes ☐ No

If yes, describe and indicate whether the alterations area allowed by code:

To avoid impacts to the critical area buffers, the applicant is proposing a buffer reduction to the wetland buffer to not exceed 25% of the buffer area or 25% of the standard wetland buffer width.

The project is also proposing to reduce the stream buffer. Per IMC 18.10.790.D.5: Stream Buffer Reduction with Removal of Impervious Surface Area, the stream buffer may be reduced at a 1:1 ratio with the removal of existing, legally nonconforming impervious surface area located within the stream buffer area. Currently, there is approximately 7,949 sq. ft. of impervious surface found within the stream buffer. Therefore, the project may reduce the stream buffer by 7,949 sq. ft. The project is proposing to reduce the buffer by approximately 5,128 sq. ft.

3. Does the proposal protect the Critical Area(s) consistent with Code?

☐ Yes ☒ No

4. Is Critical Area mitigation proposed or required?

☒ Yes ☐ No

5. Does the project offer any improvements to the Critical Area(s)?

☒ Yes ☐ No

6. Is the project within Shoreline jurisdiction?

☐ Yes ☒ No

TREE PROTECTION & RETENTION INFORMATION:

Provide a brief description of the site's trees and the proposal's relationship to and impacts on trees:

A site survey was provided showing five significant trees within the developable site area and 7 significant trees within the critical area buffer. The project is proposing to remove all trees within the developable site area and retain only the trees within the critical area buffer.

1. What are the tree retention requirements for the site and is the project meeting the requirements?

☐ Yes ☒ No

The project is required to retain 25% of the total caliper of all significant trees in the developable site area. The project is not proposing to retain any trees within the developable site area.

2. Does proposal request a tree retention reduction? How much? Does it meet the criteria for reduction?

☐ Yes ☒ No

Yes, the project is requesting a tree retention reduction to not retain any trees on-site. No, the project does not meet the criteria for a reduction.

3. Does the project propose to replace trees?

☒ Yes ☐ No

If yes, please explain if trees will be on-site, off-site, and/or paying into the Tree Fund.

Per CIDDS 10.14: Replacement Trees, if the tree density is below the minimum requirements the project must replace trees at a ratio of one tree per every 6-inches of caliper of trees removed. The project is required to provide at least 13 trees. The conceptual landscape plan shows approximately 10 trees being added to the project site, but no details regarding species or size have been provided. No trees are being proposed off-site.

4. Does the project meet tree density?

☐ Yes ☒ No

If yes, describe how.